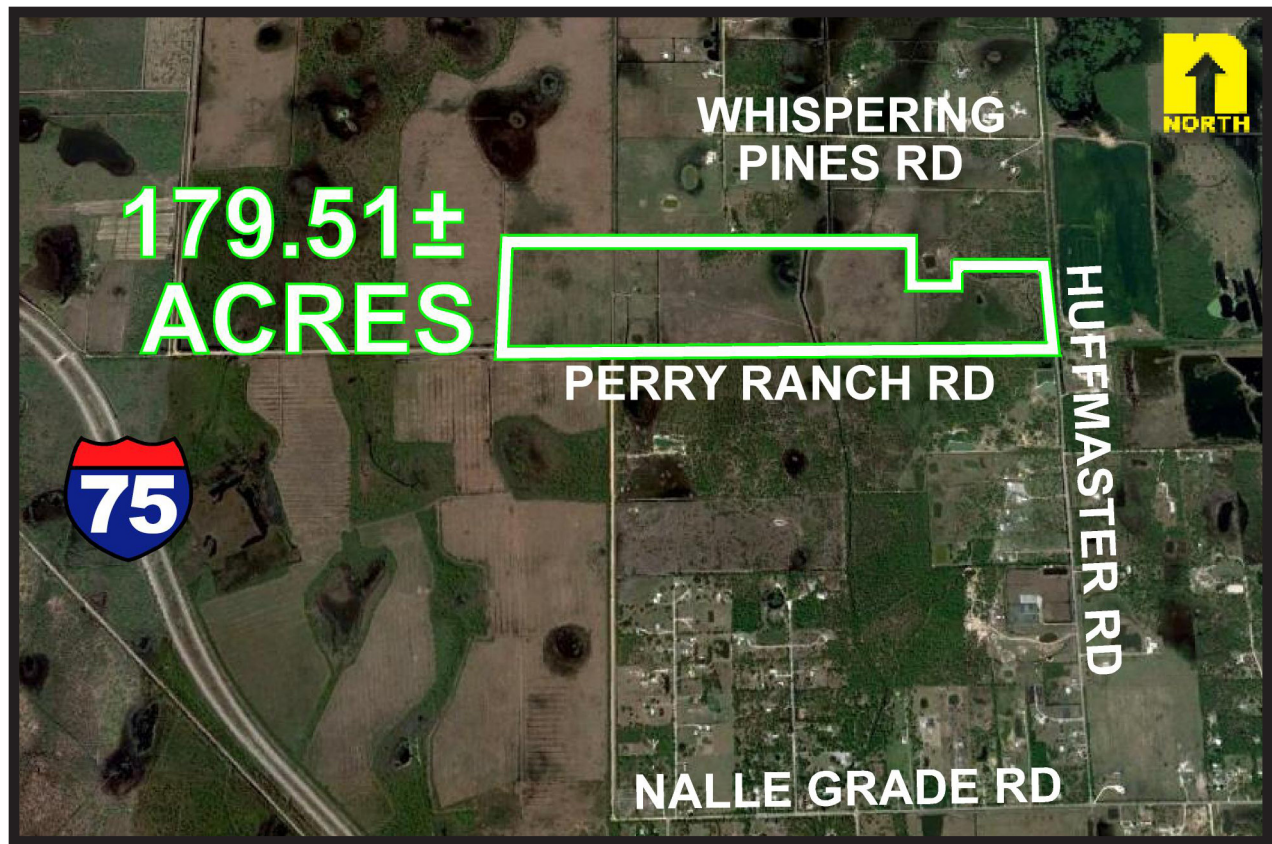


179.51± Acres FOR SALE in Charlotte County



LOCATION: 17860 Perry Ranch Road & 17931 Huffmaster Road, Punta Gorda, FL 33982

PARCEL ID: 4225313000005; 422531400006; 422436400001

ZONING: AG - Agricultural

SIZE: 179.51± Acres

DIMENSIONS: 848'± Frontage
6,773'± Deep

PRICE: Call for pricing.

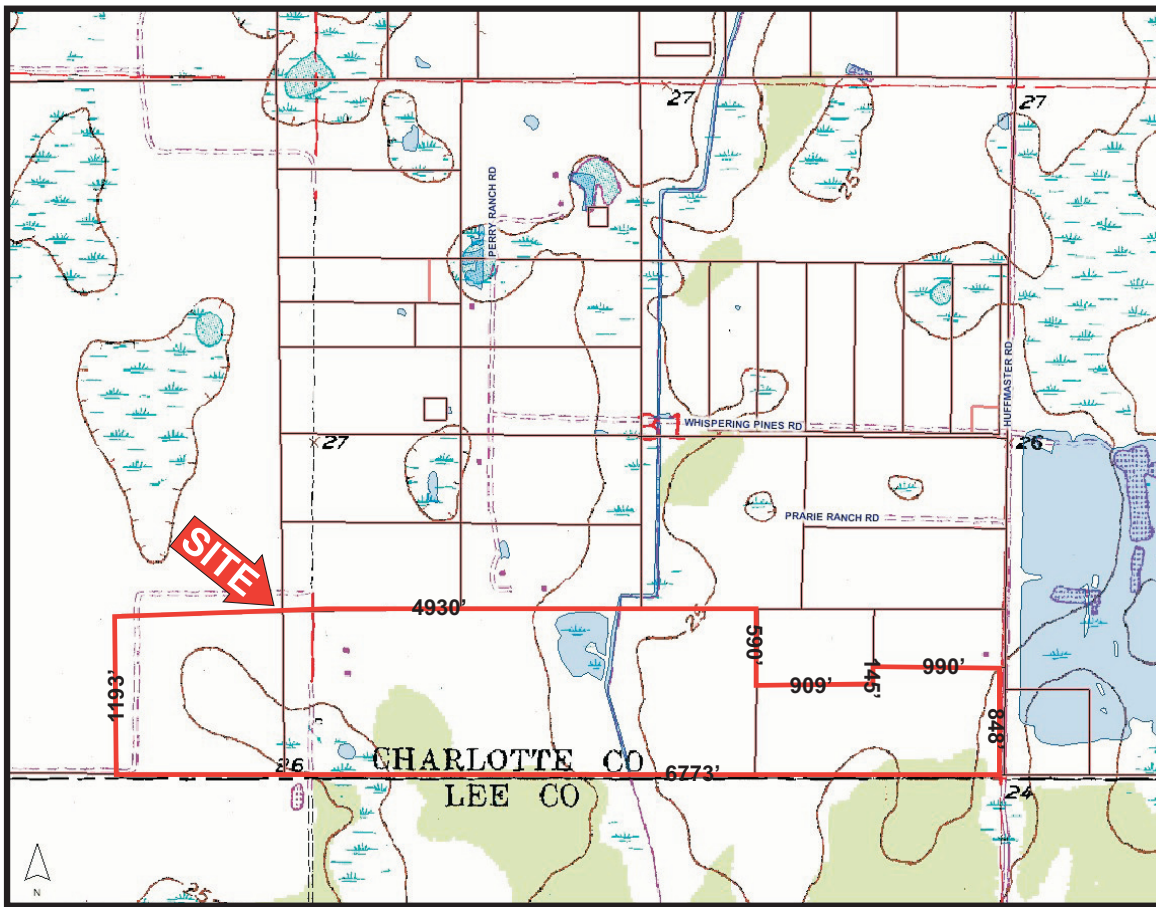
2011 Demographic Profile	Charlotte County, FL.
Median Age	55.68±
Median Income	\$ 33,957±
Population Per Sq. Mile	206.7±
Total Population	159,956±

COMMENTS: **Great Country Estate Site !!!** Meandering creek, abundant deer, and tukey wildlife. Current zoning allows 1 unit per 10 acres. The Del Prado extension is proposed for an interchange on I-75 allowing quick and convenient access to the subject property. Minutes to Fort Myers, Punta Gorda, Charlotte Harbor and Arcadia. Positioned to take advantage of Babcock City's coming commercial development, yet far enough away to enjoy privacy.

CONTACT: TOM WOODYARD
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